



October 31, 2019

Mr. Ron Alexander  
Department of Planning & Economic Development  
Garden City  
100 Central Avenue  
Garden City, Georgia 31405

**RE: SLEEP INN  
PLAN REVIEW – SECOND**

Dear Mr. Alexander:

This letter report summarizes the results of Hussey Gay Bell's review of the proposed plans and supporting documents for the referenced project. The drawings dated October 25, 2019 submitted by Maupin Engineering were received October 28, 2019. There is a total of 13 sheets in the submittal. A Hydrologic Report was included with this submittal. Irrigation plans were not included.

Hussey Gay Bell's review was undertaken in order to assess, in general, if the design and design documentation for the proposed improvements appear to be consistent with applicable codes and good professional practices. The reviewer has not undertaken a detailed analysis of the design or verified the technical sufficiency of each design element, responsibilities that remain solely with the designer-of-record. In addition, by performing the review and making comments and recommendations, Hussey Gay Bell shall not be deemed to be acting in a manner so as to assume responsibility or liability, in whole or in part, for any aspect of the design or design documentation.

The initial submittal was reviewed by another third-party consultant. Comments from that review appear to have been adequately addressed; however, we submit the following additional concerns for consideration:

1. General Comments
  - a. Provide evidence of owner approval for demolition, paving, grading, and drainage proposed on the adjacent parcels to the south and to the west.
2. Sheet C3 – Staking/Utility Plan:
  - a. Minimum parking stall depth is 20' per Article V, Sec. 90-130 of the Zoning Ordinance.

- b. No more than 10 consecutive parking stalls are allowed between landscape islands per the Tree Protection and Landscape Ordinance. If any parking stalls are eliminated, the site will no longer be in compliance with the off-street parking ordinance, which requires 1 stall per room (the parking total of 71 indicated on the cover is incorrect; 70 stalls are shown).
  - c. Only 20' of the southernmost drive aisle is located within the subject property. The full required width of 24' shall be provided onsite, or an access easement must be obtained from the adjacent property owner.
  - d. Are booster pumps proposed for the domestic and fire sprinkler services? If not, provide water design report demonstrating adequate flow and pressure to serve the development.
  - e. A detector device is required for the backflow preventer on the fire sprinkler service.
  - f. A fire hydrant is required within 100' of the fire department connection.
  - g. Cleanouts with a maximum spacing of 100' are required on the sanitary sewer lateral.
  - h. Provide a cleanout on the sanitary sewer lateral at the right-of-way line.
3. Sheet C4 – Grading Plan:
- a. A drainage easement is required for the proposed storm system routed through the adjacent property to the south.
4. Sheet C5 – Landscaping Plan:
- a. Per Section 111.1 of the Tree Protection and Landscape Ordinance, proposed plant material located within a buffer cannot be applied toward density requirements.
  - b. The Type I Buffer requires 15 evergreen shrubs per 1,000 square feet of buffer area. Deciduous shrubs are included in the plan.
  - c. The Type I Buffer requires 5 understory trees per 1,000 square feet of buffer area. No understory trees are included in the plan.
  - d. Per Section 109.4 of the ordinance, minimum caliper of parking lot trees is 2.5".
  - e. Per Appendix C of the ordinance, the point value of 2" – 2.5" caliper trees is 0.5. Amend tree density calculations accordingly.
  - f. Provide the standard notes from Section 114.1.p of the Ordinance.
5. Hydrologic Report:
- a. Confirm Times of Concentration for post-development Basins A and B and provide supporting calculations. Values appear unusually high.
  - b. CSS Planning & Design Worksheet: Provide infiltration testing results to support use of a non-underdrained infiltration practice. If the infiltration rates do not meet the minimum recommendations of the CSS, underdrains must be provided, and only 50% of the available storage volume may be credited toward runoff reduction.

- c. Provide infiltration testing results and supporting calculations showing recovery of the underground detention system within 48 hours. In addition, provide evidence of adequate clearance between the bottom of the underground detention system and groundwater. Without adequate infiltration and clearance above groundwater, the initial stage of the underground system shall be assumed to be equal to the outlet's bottom weir elevation (4.30).
- d. Reconcile the number of proposed underground detention chambers in the report (75) with the number indicated in the construction plans (100).

Please feel free to contact me with questions.

Sincerely,

Hussey Gay Bell

A handwritten signature in blue ink, appearing to read "Evan Bennett", with a stylized flourish at the end.

EVAN BENNETT, P.E.

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